

Shoreland Zoning – Changes in Rules

The Wisconsin DNR has worked on rewriting NR115 otherwise known as Shoreland Zoning since 2002. The new rules were reviewed by the State legislative committees and published by the DNR February 1, 2010. Counties have two-years to adopt an ordinance to enforce these new rules. Winnebago County intends to incorporate NR115 into the comprehensive revision of their zoning code by the end of 2010.

Your Town Board testified at many hearings and sent several written comments during the revision process. Many changes to previous drafts of this law resulted from the concern and efforts in Winnebago County. We can debate that the new rules are unnecessary and too restrictive, but they will be law until the courts or legislature changes them.

The new rules restrict developments in the old town plats comprised from sub-standard lots and non-conforming structures by capping development or mandating vegetative waterfront buffers when upgrading property.

Town property owners under Shoreland Zoning (1000' from the lake) anticipating building projects should check the Wisconsin DNR website revised NR115 rules or contact the Winnebago County Zoning Department.

Depending on your project, you may want to obtain a County zoning permit now under the old rules or later under the new rules.

Written by: Jim Erdman, Town of Oshkosh Supervisor

References:

DNR website: <http://dnr.wi.gov/org/water/wm/dsfm/shore/news.htm>

Winnebago County Zoning Department: 920-236-4844